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Project Rule Definitions

Board: The term “Board” Includes the Troon Homeowners Association Board and the management agent where such authority is delegated by the Board to the management agent.

Common Elements: The foundations, main wall, roofs, and entrances and exits or communication ways; the grounds landscaping, roadways, parking areas, and walkways; the compartments and installations for central services; all other devices or installations existing for common use; and all other elements of the buildings rationally of common use or necessary to their existence, upkeep, and safety.

Council of Co-Owners or Council: This term means all of the unit owners acting as a group in accordance with the declaration, any amendments, the By-Laws, and any other governing documents.

Limited Common Elements: Those common elements which are agreed upon by all of the Co-Owners to be reserved for the use of a particular Unit or number of Units to the exclusion of other Units such as sidewalks, patios, driveways, decks and utilities common to the unit of a particular building and the like.

Unit Owner: The term “Unit Owner” shall be intended to apply to the Unit Owner of any Condominium Unit, to his tenants in residence, and to any guests, invitees or licensees of such Unit Owner.

Project Rules:

The Troon Homeowners Association Board of Administration of the Council of Co-Owners (referred to as the “Board”), under authority conferred by both the Master Deed for Troon and the By-Laws of the Troon Homeowners Association, Inc., adopted the following Project Rules for the community.

Section A, Miscellaneous:

1. **Insurance:** In compliance with Section N of the Master Deed of Troon, each Unit Owner shall provide the Board of Administration with a Certificate of Insurance from his insurer, showing that he has the required property and comprehensive personal liability insurance in effect and shall furnish a copy of each renewal thereof.
2. **Modifications to Your Unit:** Modifications to your unit (solar lights, satellite dishes, new landscaping that is not a replacement, etc.) must be approved in writing by the board. (See Chapter 9, Attachment B). Once the work commences all damages, repairs, etc. are your responsibility. Any problems, leaks, structural damages or landscape problems occurring from the

modifications must be repaired at the homeowner's expense. The HOA is released from any responsibility regarding problems resulting from the approved modification, including future repairs.

3. **Removal of Unapproved Installations and Correction of Unsafe Conditions:** If a modification to your unit is installed in the common elements without Board approval or becomes a hazard to persons or property in the common or limited common elements, the unit on which it is installed or any adjacent unit, then the Board will advise the unit owner to remove the unapproved modification or correct the unsafe situation by a stated time through removal or repair. If the Board's request is not satisfied by the stated time, the Board will take action to have the modification corrected and will charge the expense of doing so to the owner of the unit at which the unapproved or unsafe modification was made.
4. **Maintenance Fees:** Monthly maintenance fees are due on the 1st of every month. There shall be a 10% late payment penalty assessed on any payment made on or after the 16th day of each month and another 10% penalty assessed each thirty days thereafter. Monthly fees are not subject to credit or set-off without prior approval of the Council of Co-Owners. Mail the maintenance fee to the Property Management Company or sign up with them to have the payments automatically withdrawn from your personal bank account.
5. **Violation of Law:** Nothing shall be done or maintained in any Condominium Unit or upon any common elements which would be in violation of any law.
6. **Offensive Activity:** No noxious or offensive activity shall be carried on within or outside any Condominium Unit, nor shall anything be done or be permitted to remain in any Condominium Unit or on the common elements which may be or become a nuisance or annoyance to the other Unit Owners.
7. **Noise:** Unit Owners and guests shall not make or permit to be made any disturbing noises which will unreasonably interfere with the rights, comforts or conveniences of any other Unit Owners. All Unit Owners shall keep the volume of any radio, amplifier, stereo, television, musical instruments, pets in their Condominium Unit sufficiently reduced at all times so as not to disturb other Unit Owners in any building.
8. **Fire Hazards:** Unit Owners shall not permit any act or thing deemed extra-hazardous on account of fire or that will increase the rate of insurance on the premises. Unit Owners shall not keep any gasoline or other explosives or highly flammable material in the premises.
9. **Smoke Alarms:** Smoke alarms shall be maintained and fully functional at all times. Batteries should be replaced annually.
10. **Dryer Vents:** Dryer vents shall be cleaned every 2-3 years at the unit owner's expense as a fire prevention measure. (Hint: If your clothes do not dry very well, you should have your vents checked for blockages regardless of the last maintenance date.)
11. **Attire:** All persons shall be properly attired when present on any of the common elements.
12. **Deliveries:** Employees and agents of the Board are not authorized to accept packages, keys, money or articles of any description from or for the benefit of the Unit Owners.

13. **Damages:** Any damage to the equipment, facilities or grounds of the common elements caused by a Unit Owner, his family, guests, or pets shall be repaired at the expense of the Unit Owner.

Section B, Garbage & Debris:

1. **Trash:** No burning of any trash and any unreasonable, unsightly or offensive smelling accumulation or storage of litter, new or used building materials, garbage or trash of any other kind shall be permitted within any Condominium Unit or upon any common element except where expressly authorized by the Board.
2. **Trash Containers:** Trash and garbage containers shall not be permitted to remain in public view except at garbage pick-up points on scheduled pick-up days.
3. **Debris:** Unit Owners shall not suffer or permit anything to be thrown out of the windows onto the premises or grounds of the common elements or the dusting or shaking of mops, brooms or other cleaning material out of either the windows or the doors of the premises, and shall not permit anything to be placed in or hung from the outside of the windows except as noted in Chapter 5, Project Rules, Exhibit A, Troon Rules for Outdoor Equipment, Furniture and Landscaping.
4. **Sewers and Water Closets:** The water closets and other water and sewer apparatus shall not be used for purposes other than those for which they were designed; and no sweepings, matches, rags, ashes or other improper articles shall be thrown in them. The cost of repairing any damage resulting from misuses of any of the above shall be borne by the Unit Owner causing the damage.

Section C, Storage and Household Items:

1. **Obstruction of Common Elements:** There shall be no obstruction of any common elements. Nothing shall be stored upon any common elements without the approval of the Board.
2. **Personal property in Common Elements:** No baby carriages, cooking grills, motorcycles, bicycles or other articles of personal property shall be left unattended on the grounds of the common elements.
3. **Entrances:** The entrances, doorways, steps, and approaches shall be used only for ingress and egress.
4. **Temporary Structures:** No structure of a temporary character, trailer, tent, shack, barn or other outbuilding shall be permitted in the common elements at any time.
5. **Clothing and Laundry:** No clothing, laundry, rugs, wash or any other items shall be hung from or spread upon any window, patio area or exterior portion of a Condominium Unit or in or upon a general common element.
6. **Personal Property Liability:** All personal property placed in any portion of a Condominium Unit or any place, including common elements shall be at the sole risk of the

Unit Owner and the Council of Co-Owners shall in no event be liable for the loss, destruction, theft or damage to such property.

Section D, Animals and Pets:

1. **Breeding and Boarding of Animals:** The maintenance, keeping, breeding, boarding, and raising of animals, livestock or poultry of any kind, regardless of number is prohibited within any Condominium Unit or upon any common elements, except that this shall not prohibit the keeping of a dog, cat, and caged birds as domestic pets provided that they are not kept or maintained for commercial purposes or for breeding.
2. **Pet Restrictions:** Residents are restricted to two small pets or one medium to large size domestic pet. Pets taken outside must be carried or kept on a leash. The owner of such animal(s) shall indemnify the Council of Co-Owners of the Project and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal in the Project.
3. **Picking Up After Your Pet:** Each pet owner shall be responsible for cleaning up and removing animal feces from any area of the condominium including all common elements and limited common elements. If a Unit Owner is observed leaving animal feces in these areas a fine of twenty dollars (\$20) per incident will be imposed on that person.
4. **Obnoxious Pets:** If a dog or other animal becomes obnoxious to other Unit Owners by barking or if the pet owner is not picking up feces left by the pet the owner must cause the problem to be corrected; or if it is not corrected, the Unit Owner, upon written notice by the Board, shall be required to dispose of the animal.

Section E, Parking and Traffic Rules:

1. **Common Elements Parking:** The common elements designated as parking areas are for automobiles only. Automobiles must have current license plates and be in operating condition. No auto repairing shall be permitted on the parking areas. Fully maintained conversion vans, SUV's and RUV's shall be deemed to be an automobile for the purpose of this section.
2. **Guest Parking:** Guest parking areas are reserved for visitors and must not be used by residents to park overflow vehicles. Visitors may use the guest parking areas for a period of two weeks when visiting residents.
3. **Other Vehicle Restrictions:** No buses, trucks, motor homes, trailers or commercial vehicles shall be parked in the parking areas or in driveways, except for vehicles utilized for moving the contents of a unit, and other deliveries not to exceed six (6) hours in duration per one visit. No boats, motorcycles or campers shall be parked or stored in parking areas.

4. **Parking:** Parking curbside or in any manner so as to block sidewalks or driveways shall not be permitted. Each Unit Owner expressly agrees that if he shall illegally park or abandon any vehicle, he will hold the Board and the Council of Co-Owners of the Project harmless for any and all damages or losses that may ensue.
5. **Parking and Traffic Rules:** All Unit Owners must observe and abide by all parking and traffic regulations and signs as adopted by the Board or local authorities. Vehicles parked in violation of any parking rules or regulations will be towed away at the owner's sole risk and expense with the cost of moving or towing being added as part of the responsible Unit Owner's maintenance charge. Violators of traffic regulations committed within Troon may be subject to the levy of a fine of up to \$50 per incident by the Board.
6. **Resident Parking:** All vehicles shall be kept in the owner's garage or driveway.

Section F, Community Center:

1. **Who's Allowed to Use the Community Center:** The Community Center is a private club owned, operated and regulated by Troon. Only residents and their guests are allowed to use the facility. You must comply with the policies and procedures specified below and the rules posted on the premises.
2. **Reserving the Community Center:** To reserve the Community Center you must be a Unit Owner or tenant. You must contact a Troon board member to check on availability and the current fee structure. If the date is available for your function you will be asked to fill out a rental request form (see Chapter 9, Attachment A, Community Center Rental Request Form), agree to the rules and sign and date the form. You must send the contract request form along with the current fees for rental and a damage deposit to the Community Center volunteer (See troonhomeowners.com or Community Center bulletin board for contact information.). The damage deposit fee will be refunded after the party if there are no damages. If damage is found to be a direct result of the rental gathering such cost will be paid out of the deposit. If that amount is not enough to fix the damage, the Unit Owner will be required to pay the difference.
3. **Your Responsibilities when Renting the Community Center:**
 - The resident reserving the Community Center must be present at all times during its use and is responsible for the actions of his/her guests while using the facility. Caterers, florists, musicians and others who need access prior to and after the rental of the Community Center must be accompanied by the Unit-Owner/resident while in the facility. Children must be accompanied by an adult at all times.
 - Rental includes only the Great Room and Sitting Room, as well as the bathrooms. The pool, pool deck, card/library and exercise rooms are off limits to guests. Under no circumstances should the gate to the pool be unlocked.
 - Decorations for the party may not be nailed or tacked to any surface. They may be taped to unpainted surfaces only, such as windows, cabinets and around the fireplace.
 - If the fireplace in the Great Room is used, the Unit Owner/resident is responsible for its use and is liable for any smoke or fire damage. The fireplace must always be

turned off prior to leaving the facility. The key to the fireplace is kept on the mantel in the Great Room and must be returned to that location after the event.

- Alcoholic beverages may NOT be sold under any circumstances. The use of any alcoholic beverages must be confined to the Community Center entry and the great room. The Unit Owner/resident is responsible for the behavior of all of their guests. Any infraction or disturbance created as a result of the activity which requires police or fire authorities to respond and/or take action shall be considered a violation of these rules and will result in forfeiture of the total deposit plus additional charges and fines which may be levied.
- You will be required to clean up the facilities at the end of your event (see Chapter 9, Attachment A for instructions). Following an inspection of the facility and if there is no damage or need for cleanup, your damage deposit will be returned.
- The community calendar at the Community Center will be marked with your reservation. During the time of your function residents will not be allowed to access the great room, however; they will have access to the pool, exercise room, and library.
- The Community Center is reserved for community functions on the following dates and will not be available for rental:
 - ☒ New Year's Eve and New Year's Day
 - ☒ Super Bowl Sunday
 - ☒ Easter
 - ☒ Derby Day
 - ☒ Memorial Day
 - ☒ Fourth of July
 - ☒ Labor Day
 - ☒ Thanksgiving
 - ☒ Christmas Eve and Christmas Day

4. **Smoke Free:** The interior of the Community Center is a smoke free area without exception.
5. **No Pets on Premises:** No pets are allowed on the premises of the Community Center, including the pool area.
6. **Lost or Stolen Articles:** The THOA assumes no responsibility for lost or stolen articles. It is the responsibility of each member and guest to properly secure their valuables.
7. **Injuries:** Neither the Council of Co-Owners nor the management company is responsible for injuries to Unit Owners, residents, or guests while using any area of the Community Center. The Unit Owner/resident renting the community center is liable for any injuries.

Section G, Exercise Room & Equipment:

1. **Who Can Use the Exercise Room:** The Exercise Room and equipment is for the exclusive use of unit owners or residents. Familiarize yourself with the proper use and operation of the equipment.
2. **Age Restriction:** You must be at least 16 years old to enter the room and use the equipment.
3. **Workout Attire:** Proper workout clothes and shoes must be worn at all times.
4. **Towel:** Bring a towel to wipe perspiration from the equipment.
5. **Time Limit:** There is a 30-minute time limit on each piece of equipment if someone else is waiting to use it.
6. **Food and Drinks:** Food and drinks are not allowed in the exercise room. Water bottles that feature a squirt tube are permitted.
7. **Injuries:** The THOA is not responsible for injuries resulting from the use of the equipment.
8. **Clubhouse Entry:** When the Community Center is rented by someone else, please use the back door for entry to the exercise room or library.

Section H, Swimming Pool:

1. **Who Can Use the Pool:** The use of the pool is included with your membership in the Association. A Unit Owner or resident must be in attendance at all times when the pool is in use. A non-Unit Owner/resident will be considered a trespasser and will be treated accordingly. The pool may not be used by the guests present during the rental of the Community Center.
2. **Age Restrictions:** Children age 16 or under must be under the direct supervision of parents or guardians or be in the company of a person 18 years of age or older at all times.
3. **Proper Attire:** A suit designed specifically for swimming is required while using the pool. Loose or dangling jewelry should be removed before entering the pool.
4. **Proper Attire for Infants:** Infants must wear diapers designed for pool use.
5. **Entering the Community Center from the Pool:** Swimmers must dry off thoroughly before reentering the Community Center building.
6. **Food, Non-Alcohol Drinks, Gum & Tobacco Restrictions:** No food, drink, gum or tobacco is allowed other than in specifically designated and controlled sections. All food shall be consumed at the provided tables, and all waste must be removed to trash cans when you leave the eating area.
7. **Alcohol Restriction:** Alcohol is not allowed inside the gated area of the pool. Persons under the influence of alcohol, drugs, or exhibiting erratic behavior will not be allowed in the pool area.
8. **Pool Safety:**

- Pursuant to the rules of the Metro Louisville Board of Health, no one may be in the pool while alone and no more than 5 persons may be in the pool at any time.
 - No diving, jumping, running, pushing, or horseplay is permitted in and around the pool.
 - No glass, soap or other materials which might create hazardous conditions are permitted in the pool area.
 - Use of the pool by any persons having a contagious disease or infectious condition such as boils, inflamed eyes, ear discharge, excessive sunburn, abrasions, bandages, bunion pads, adhesive tape, or any other condition which has the appearance of being infectious, is not permitted.
9. **Bathing Lotions and Oils:** No lotions or oils are allowed in the pool.
10. **Purpose of Rules:** These rules are intended to preserve Troon in good standing with both the county health department and our insurance company. Failure to comply with them may result in higher insurance premiums and/or County enforced closure of the pool.

Resident volunteers of the Troon Pool Team are often available in the pool area. They are NOT lifeguards, police persons, or employees of Troon. They are your neighbors who volunteer their time to assist in making the pool facilities enjoyable for members of the community. Please help them by adhering to the above rules and by reporting any irregularities you might observe. Your suggestions for other ways to make our pool safe and enjoyable are always welcome.

Section I, Landscaping:

1. **Planting in the Common Elements:** The planting of plants, flowers, trees, shrubbery, and crops or landscaping of any other type is prohibited in the general common elements without approval by the Board. All plantings within the limited common areas (patios) shall be the responsibility of the Unit Owner. The Council of Co-Owners shall have the authority to properly maintain neglected limited common areas. The costs of such maintenance, after notice to the owner, shall become a special assessment against the affected unit.
2. **Personal Property in Common Elements:** No personal property shall be left unattended on the grounds of the common elements (i.e., all areas outside patio fences and building walls including driveways. For a list of what is permissible review Exhibit A of the Project Rules on the following pages.
3. **Peninsula Areas Between Driveways/Parking Areas:** Only approved “in ground” live plants may be planted in the peninsula areas. Landscape lighting may be used in these areas. No other items are allowed.

Chapter 5, Exhibit A
Troon Rules for Outdoor Equipment, Furniture & Landscaping
Revised May 2025

Planting Locations	What's Appropriate	What's Not Appropriate & Explanations
<p style="text-align: center;">FRONT ENTRANCE AREA</p> <p>(This includes the porch area and concrete sidewalk that leads to the driveway.)</p>	<p>Limited to 5 appropriate porch items shown, but not limited to, the list below.</p> <ul style="list-style-type: none"> • Bench • Chair • Small table • Front door wreath • Plantstand with live flowers • Flowerpots with live flowers (allowed but not counted in 5 item total) • Appropriate statue 	<ol style="list-style-type: none"> 1. No whirligigs, dog scoops, potted crops, or vegetables. 2. No wreaths hanging from porch light. 3. Porches should be aesthetically attractive to the public and neighbors to preserve property values.
<p style="text-align: center;">MULCHED AREA BY UNIT FOUNDATION</p>	<p>Limited to 6 appropriate items located in the mulch.</p> <ul style="list-style-type: none"> • Shepherd hooks • Gazing globe, limited to one • Ceramic or cement decoration, limited to one • Wind chimes, limited to one • Garden Flag - Limited to one per yard that is no larger than 12.5 x 18 inches in size. No political, religious, or school flags and flags must not be torn, tattered, or faded. • Annuals and perennials that are planted in the mulch area (not potted) are acceptable and there is no limitation if it is not excessive or unsightly. • Bird bath, limited to one • Bird house or feeder may be hung in large trees. They should be hung on a sturdy branch and high enough to be safe for the mowing crew. Limited to one per tree. 	<p>You may not:</p> <ul style="list-style-type: none"> • Hang anything from the gutters • Plant unusual plants such as elephant ears, sunflowers, etc. • Plant any vining plants that can grow onto and damage brick, stucco, or wood • Plant vegetables and "crops" • Use stakes for plants less than 4'tall • Display whirligigs, furniture, garden gnomes, or dog scoops <p>Note: Trellises, security signs, and hose/carriers need not be counted as an item.</p> <p>Flowers and allowable items in this location must be purchased and maintained on a regular basis by the homeowner.</p>

BEDS WITH LARGE ROCK	<p>Limited to small shrubs, annuals, perennials, and short growing grasses.</p>	<p>The homeowner is responsible for the upkeep of this area. If annuals are planted, the homeowner will be responsible for the removal of those plants at the end of the growing season.</p> <p>Any deviation from this rule must be submitted for prior approval to the property management company using the Request for Outdoor Modification form in Chapter 9, page 4.</p>
MAILBOX BEDS	<p>Homeowners may plant creeping phlox, liriope or monkey grass in the mailbox beds. Areas without these plants will be mulched by the landscape company.</p>	<p>No other plants may be planted in this area.</p> <p>Any deviation from this rule must be submitted for prior approval to the property management company using the Request for Outdoor Modification form in Chapter 9, page 4.</p>
MULCHED AREAS UNDER TREES	<p>The homeowner may plant the following under tree canopies. These perennials are beautiful and will not damage the health of the tree.</p> <ul style="list-style-type: none"> • Hostas • Ferns • Sage • Bungleweed • Periwinkle • Coral Bells <p>These plants do not require high maintenance and they will preserve tree health and remain attractive during all seasons. It will also reduce our need for mulch.</p>	<p>Vining plants are strictly prohibited.</p> <p>As of spring 2023, no annuals are permitted. Digging holes under the tree each year increases the chance of damaging shallow, feeder roots.</p> <p>Any deviation from this rule must be submitted for prior approval to the property management company using the Request for Outdoor Modifications form in Chapter 9, page 4.</p>

RETAINING WALL AREAS	<p>Mulched areas that run along the side of a retaining wall may be planted by the homeowner with small shrubs or plants. Since this may interrupt the sight line for vehicles, you will be required to submit, prior to any planting, a request to the property management company using the Request for Outdoor Modification form in Chapter 9, page 4.</p>	<p>The cost and maintenance of such plants will be incurred by the homeowner.</p> <p>Objects may not be placed on top of concrete retaining walls.</p>
BACK PATIOS AND DECKS	<p>Homeowners with decks or patios in the back may use plants in that area as well as furniture or grills.</p>	<p>Since porches and decks are mostly hidden from the public, the board would like to extend latitude to these areas. Please be mindful of your neighbors and keep your deck/porch area visibly pleasing. The board maintains final authority in the event of misuse or conflict.</p>
YARD AREA (Outside the sidewalk and mulch perimeter by foundation area)	<p>Homeowners may place a "For Sale" sign in this area that is no larger than 2 by 3 feet.</p> <p>No other objects are approved for placement in yards.</p>	<p>Wooden post style "For Sale" signs are strictly prohibited.</p>

DRIVEWAY	Yes, with restriction.	<p>The homeowner may store a garden hose holder or carrier in this area. Hose holders may not be attached to the brick or stucco.</p> <p>Grills are also allowed in this area but must be covered when not in use and should be kept in the least conspicuous location.</p> <p>One plant that will not vine up the downspout or brick may be placed between 2 garage doors if both homeowners agree.</p> <p>No other items should be kept in this area without the approval of the board.</p> <p>Exceptions for a disability will be considered by the board following the submission of the Request for Outdoor Modification form in Chapter 9, page 4.</p>
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Quick Reference			Updated June 4, 2022
Item Description	Allowed?	Restrictions	
Artificial Flowers & Trees	Not allowed		
Bird Bath	Yes, with restriction in mulch perimeter by unit. One per unit.	Bird bath size should be in proportion to the space.	
Bird Houses, and Feeders	Yes, with restriction in mulch perimeter by unit or in large trees on a sturdy branch hung high enough to be safe for the mowing crew. Limited to one per large tree.	Feeders and houses may not hang from gutters.	
Door Decorations	Yes, with restriction.	<p>Front door decorations and wreaths may be placed on the front door or storm door regardless of the season.</p> <p>The use of nails, strong tape and screws is not permitted on the main entrance door.</p> <p>Door paint color may not be changed. Contact the board for clarification.</p>	
Driveway Items	Yes, with restriction.	<p>The homeowner may store a garden hose holder or carrier in this area. Hose holders may not be attached to the brick or stucco.</p> <p>Grills are also allowed in this area but must be covered when not in use and should be kept in the least conspicuous location.</p> <p>One plant that will not vine up the downspout or brick may be placed between 2 garage doors if both homeowners agree.</p> <p>No other items allowed in this area.</p> <p>Exceptions for a disability will be considered by the board following the</p>	

Quick Reference			Updated June 4, 2022
Item Description	Allowed?	Restrictions	
		submission of the Request for Outdoor Modification form in Chapter 9, page 4.	
Edging (rock, brick, rubber)	Requires advance prior approval using the Request for Outdoor Modification form in Chapter 9, page 4.	May be used only in areas prone to erosion.	
Exterior Attachments	Not allowed.	Hoses, decorative planters, art may not be attached to brick, stucco, or exterior wood.	
Fire Pits	Not allowed.		
Flags - Garden	Yes, with restriction.	Limited to one per yard that is no larger than 12.5 x 18 inches in size. No political, religious, or school flags and flags must not be torn, tattered, or faded.	
Flags - Hanging	Yes, with restriction.	The only approved hanging flag is the American Flag.	
Flowerpots	Yes	Empty pots or pots with dead flowers may not be kept out during the growing season. Pots may not contain vegetables or crops.	
Grills in Driveway	Yes, with restriction.	Must be covered when not in use and must be kept in an inconspicuous location.	
Gutter/Eve Hangings	Not allowed.		
Holiday Decorations	Yes, with restriction.	Homeowners may decorate the outside of their units using the following rules: <ul style="list-style-type: none"> Christmas decorations may be up from November 10th until January 7 	

Revised 3.31.19 (correction to website name); Revised 2.7.18; Revised 11.4.17; Revised 2.12.13; Revised 6.4.22 (Outdoor Rules); Revised 5.19.25 (Outdoor Rules & Exhibit A)

Quick Reference			Updated June 4, 2022
Item Description	Allowed?	Restrictions	
Holiday Decorations Continued		<ul style="list-style-type: none"> • Other holiday decorations may be up for no more than two weeks • Decorations are limited to the front door, mulch perimeter by unit foundation, exterior garage light (Christmas only), and Christmas wreaths on outside windows if you use suction cups to apply. • No items may hang from gutters • No holiday inflatable decorations • No garage door or wall light projections 	
Landscape Lighting	Yes, with restriction.	<ul style="list-style-type: none"> • Lights may only be located inside the mulch perimeter by unit foundation along the sidewalk. Lights should be spaced appropriately, and all should work properly. 	
Mailbox Covers	Not allowed.		
Product or Vegetable Plants	Not allowed.		
Satellite Dishes	Requires advance approval.	<p>Dishes may be placed in the side yard, mulch area or behind the unit with prior approval. Failure to get advanced approval will result in removal at the homeowner's cost.</p> <p>New dishes may NOT be placed on a roof. Dishes already on roofs will be permanently removed when a new roof is applied.</p> <p>Requests for approval should be sent <u>2-weeks in advance</u> to the property manager company using the Request</p>	

Revised 3.31.19 (correction to website name); Revised 2.7.18; Revised 11.4.17; Revised 2.12.13; Revised 6.4.22 (Outdoor Rules); Revised 5.19.25 (Outdoor Rules & Exhibit A)

Quick Reference			Updated June 4, 2022
Item Description	Allowed?	Restrictions	
		for Outdoor Modification form in Chapter 9, page 4.	
Shrub and Tree Removal, Replacements or Additions	Requires advance approval.	Requests for approval should be sent <u>2 weeks in advance</u> to the property management company using the Request for Outdoor Modification form in Chapter 9, page 4. Such requests should include a complete description of the type of tree impacted or requested along with the exact location.	
Solar Tube in Roof	Requires advance approval.	Requests for approval should be sent <u>2-weeks in advance</u> to the property manager company using the Request for Outdoor Modification form in Chapter 9, page 4. Such requests should include a complete description of the solar tube placement on your roof.	
Trash Receptacles	See restriction.	Must be kept inside garage except on garbage pick-up day or evening before.	
Wind Chimes	Yes, with restriction.	One per unit.	
If it's not listed on this document...	Ask the property management company or a board member.		

TROON HOMEOWNERS ASSOCIATION INC.

Chapter 5

Project Rules

The Board of Administration of the Council of Co-Owners of Troon Homeowners Association Inc. (referred to as the "Board"), under authority conferred by both Troon's Master Deed and the By-Laws of Troon Council of Co-Owners hereby adopts and establishes the foregoing Rules and the attached documents as the Community Rules of the Council of Co-Owners of Troon effective on 2/6/18 (date).

These Community Rules supersede the Project Rules revised by the Troon Council of Co-Owners on August 2009.

TROON HOMEOWNERS ASSOCIATION, INC.

Patricia M. Coomes

Patricia Coomes, President, Troon Homeowners Association, Inc.

Date: February 6, 2018